
ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE: October 11, 2010

Project Name: Fairwood Annexation Prezone

Owner: n/a

Applicant: City of Renton

Contact: Chip Vincent, Planning Division Director, City of Renton

File Number: LUA10-068, ECF

Project Manager: Angie Mathias, Associate Planner

Project Summary: The Fairwood Annexation area is being prezoned in advance of annexation, pursuant to RCW 35A.14.330, so that zoning will be in place if the area comes into the City. The City is proposing Residential 1 (R-1) and Residential 4 (R-4) zoning consistent with the Residential Low Density (RLD) land use designation, Residential 8 (R-8) consistent with Residential Single Family (RSF) designation, Residential 14 (R-14) consistent with Residential Medium Density designation, Residential Multi Family (RMF) consistent with Residential Multi Family designation, and Commercial Arterial (CA) consistent with Commercial Corridor designation.

Project Location: The area is located generally at the southeastern portion of the existing City limits with the urban growth boundary at the eastern boundary of the annexation area.

Exist. Bldg. Area SF: n/a

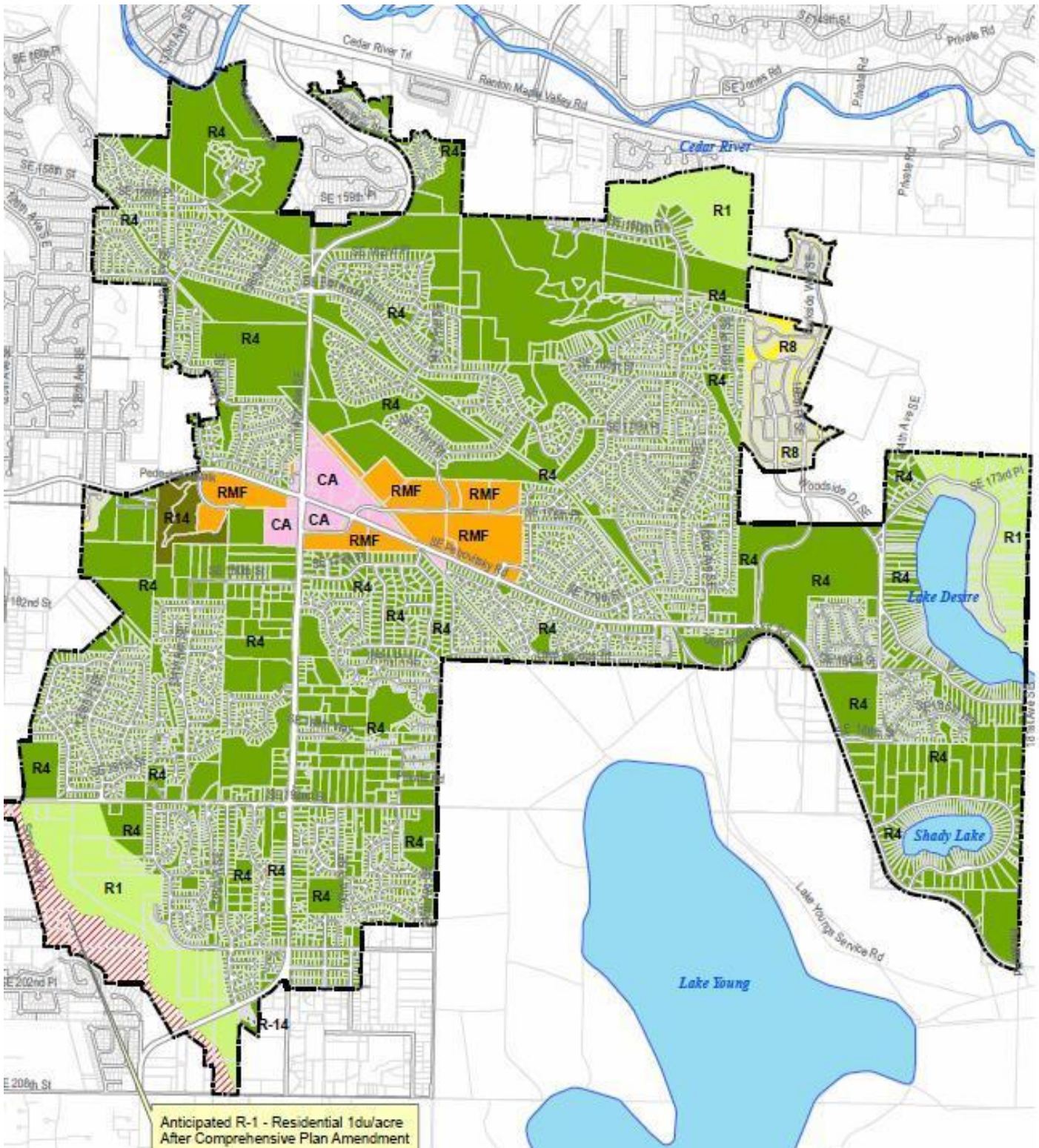
Proposed New Bldg. Area (footprint): n/a

Proposed New Bldg. Area (gross): n/a

Site Area: 6.2 square miles

Total Building Area GSF: n/a

STAFF RECOMMENDATION: Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance (DNS).



PART ONE: PROJECT DESCRIPTION / BACKGROUND

Fairwood Annexation Prezone

The City is pre zoning the subject site in advance of annexation, pursuant to RCW 35A.14.330, so zoning will be in place at the time it comes into the City. Annexation is considered exempt from SEPA. However, the pre zoning of the subject area does require SEPA review. The proposed prezone is considered a non-project action under SEPA.

The land use of this area is primary single family residential, but includes multi-family residential, commercial, publicly owned facilities, and vacant land. The existing King County Comprehensive Plan designation of the area is Greenbelt/Urban Separator with R-1 zoning, Open Space/Recreation with -6 zoning, Urban Residential Low 1 du/acre with R-1 zoning, Urban Residential Medium 4-12 dwelling units per acre with R-4 and R-6 zoning, Urban Residential High >12 dwelling units per acre with R-18, R-24, and R-48 zoning, and Community Business Center with Commercial Business and Office zoning. In the Renton Comprehensive Plan, the area is designated Residential Low Density (RLD), Residential Single Family, Residential Medium Density, Residential Multi Family, and Commercial Corridor. The City is proposing to prezone the area with Residential One Dwelling Unit per Net Acre (R-1) zoning, Residential Four Dwelling Units per Net Acre (R-4) zoning, Residential Eight Dwelling Units per Net Acre (R-8) zoning, Residential Fourteen Dwelling Units per Net Acre (R-14) zoning, Residential Multi-Family (RMF) zoning, and Commercial Arterial (CA) zoning.

The proposed zoning most closely approximates the County's zoning when comparing King County and Renton zoning and is consistent with the Comprehensive Plan designations.

PART TWO: ENVIRONMENTAL REVIEW

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

A. Environmental Threshold Recommendation

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:

Issue a DNS with a 14-day Appeal Period.

B. Mitigation Measures

1. None required for this non-project action

C. Exhibits

No exhibits for this non-project action

D. Environmental Impacts

The Proposal was circulated and reviewed by various City Departments and Divisions to determine whether the applicant has adequately identified and addressed environmental impacts anticipated to

occur in conjunction with the proposed development. Staff reviewers have identified that the proposal is not likely to have probable impacts.

E. Comments of Reviewing Departments

The proposal has been circulated to City Department and Division Reviewers. Where applicable, their comments have been incorporated into the text of this report and/or "Advisory Notes to Applicant."

- ✓ **Copies of all Review Comments are contained in the Official File and may be attached to this report.**

Environmental Determination Appeal Process: Appeals of the environmental determination must be filed in writing on or before 5:00 PM, October 29, 2010.

Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing at the City Clerk's office along with the required fee. Additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, 1055 S. Grady Way, Renton WA 98057.